124.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,062,200 / 1,062,200
					USE VALUE:	1,062,200 / 1,062,200
					ASSESSED:	1,062,200 / 1,062,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-11A	ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRYE EDEN NABY
Owner 2:	FRYE NELS M. N.
Owner 3:	
Street 1:	11 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LANDERS CHRISTOPHER J -
Owner 2:	-
Street 1:	48 UNDERWOOD ST
Twn/City:	HOLLISTON
St/Prov:	MA Cntry:
Postal:	01746

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2920 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5371.000	535,400	3,800	523,000	1,062,200
Total Card	0.123	535,400	3,800	523,000	1,062,200
Total Parcel	0.123	535,400	3,800	523,000	1,062,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.77 /Parcel: 363.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	535,400	3800	5,371.	523,000	1,062,200		Year end	12/23/2021
2021	104	FV	512,500	3800	5,371.	523,000	1,039,300		Year End Roll	12/10/2020
2020	104	FV	506,700	3800	5,371.	523,000	1,033,500	1,033,500	Year End Roll	12/18/2019
2019	104	FV	399,500	3800	5,371.	552,100	955,400	955,400	Year End Roll	1/3/2019
2018	104	FV	476,700	3800	5,371.	406,800	887,300	887,300	Year End Roll	12/20/2017
2017	104	FV	448,800	3800	5,371.	389,400	842,000	842,000	Year End Roll	1/3/2017
2016	104	FV	448,800	3800	5,371.	360,300	812,900	812,900	Year End	1/4/2016
2015	104	FV	400,700	3800	5,371.	302,200	706,700	706,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9637

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LANDERS CHRISTO	71711-85	1	10/4/2018	Change>Sale	973,000	No	No		
HANNIGAN ELIZAB	29258-53		10/23/1998		330,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	658	Add Bath	33,950					
11/7/2016	1367	Insulate	6,698	C				
5/6/2015	452	Redo Bat	22,100					

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
10/10/2018	Meas/Inspect	DGM	D Mann
5/11/2018	MEAS&NOTICE	HS	Hanne S
2/12/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
12/17/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5371		Sq. Ft.	Site		0	90.	1.08	10									523,018						523,000	

PRINT

Date	Time
12/30/21	09:22:55

LAST REV

Date	Time
09/23/20	10:32:37
apro	

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 79925
GIS Ref:
GIS Ref:
Insp Date: 10/10/18

!9637!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	79925
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12330	Total SF/SM:	5371	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	523,018	Spl Credit		Total:	523,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.00958896
Const Adj.:	0.98010004
Adj $ / SQ:	178.110
Other Features:	156762
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	831421
Depreciation:	295986
Depreciated Total:	535435

COMMENTS

THREE KITCHENS-12/96 646-5944.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	7	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

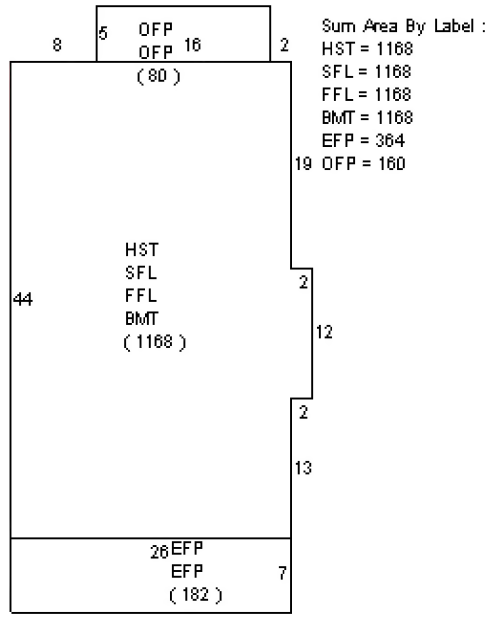
No Unit	RMS	BRS	FL
1	7	4	
1	6	3	
Totals			
2	13	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	195.92
Special Features:	0	Val/Su Net:	116.09
Final Total:	535400	Val/Su SzAd	183.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	53.430	62,410
FFL	First Floor	1,168	178.110	208,032
SFL	Second Floor	1,168	178.110	208,032
HST	Half Story	584	178.110	104,016
EFP	Enclos Porch	364	34.010	12,381
OFP	Open Porch	160	26.280	4,205

Net Sketched Area:	4,612			Total:	599,076
Size Ad	2920	Gross Area	5196	FinArea	2920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1940	19.13	T	50	104			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc